

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**State Participating Jurisdictions**



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$247,359,101**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<b>Program Progress:</b>			
% of Funds Committed	95.57 %	91.11 %	10
% of Funds Disbursed	88.29 %	84.92 %	20
Leveraging Ratio for Rental Activities	13.49	4.31	3
% of Completed Rental Disbursements to All Rental Commitments**	96.53 %	94.18 %	26
% of Completed CHDO Disbursements to All CHDO Reservations**	90.25 %	81.43 %	11
<b>Low-Income Benefit:</b>			
% of 0-50% AMI Renters to All Renters	81.39 %	80.52 %	34
% of 0-30% AMI Renters to All Renters**	49.94 %	37.53 %	13
<b>Lease-Up:</b>			
% of Occupied Rental Units to All Completed Rental Units**	99.98 %	98.95 %	16
<b>Overall Ranking:</b>			<b>5 / 51 PJs</b>
<b>HOME Cost Per Unit and Number of Completed Units:</b>			
Rental Unit	\$25,702	\$28,299	4,922 Units 59.1 %
Homebuyer Unit	\$18,684	\$13,291	2,347 Units 28.2 %
Homeowner-Rehab Unit	\$17,593	\$20,609	640 Units 7.7 %
TBRA Unit	\$9,498	\$3,060	420 Units 5 %

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$166,108	\$152,086	\$18,619
<b>State:*</b>	\$148,085	\$103,120	\$23,596
<b>National:**</b>	\$96,090	\$75,663	\$23,585

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.13

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.1	50.8	94.8	0.0
Black/African American:	27.8	16.6	2.5	0.0
Asian:	2.0	4.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.7	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.2	0.2	0.0	0.0
Black/African American and White:	0.2	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.8	1.1	0.0	0.0
Asian/Pacific Islander:	0.4	1.2	0.5	0.0

### ETHNICITY:

Hispanic	23.8	24.9	1.9	0.0
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### HOUSEHOLD SIZE:

1 Person:	46.4	17.3	31.4	0.0
2 Persons:	23.3	19.8	23.3	0.0
3 Persons:	16.4	25.2	13.9	0.0
4 Persons:	8.6	21.8	17.5	0.0
5 Persons:	4.0	10.6	8.4	0.0
6 Persons:	1.0	3.8	3.9	0.0
7 Persons:	0.2	1.1	0.9	0.0
8 or more Persons:	0.1	0.4	0.6	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	26.7	25.8	14.5	0.0
Elderly:	27.6	1.2	34.2	0.0
Related/Single Parent:	33.1	29.2	15.0	0.0
Related/Two Parent:	9.9	37.8	34.8	0.0
Other:	2.7	6.1	1.4	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.5	3.1 <sup>#</sup>
HOME TBRA:	1.7	
Other:	19.4	
No Assistance:	38.4	

**# of Section 504 Compliant Units / Completed Units Since 2001** 1041

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags Overall Rank: 5

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 93.49%	<b>96.53</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 75.11%	<b>90.25</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>81.39</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.70%	<b>99.98</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.890	<b>2.03</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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OVERALL RANKING - 3Q03 to 4Q09

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts

